



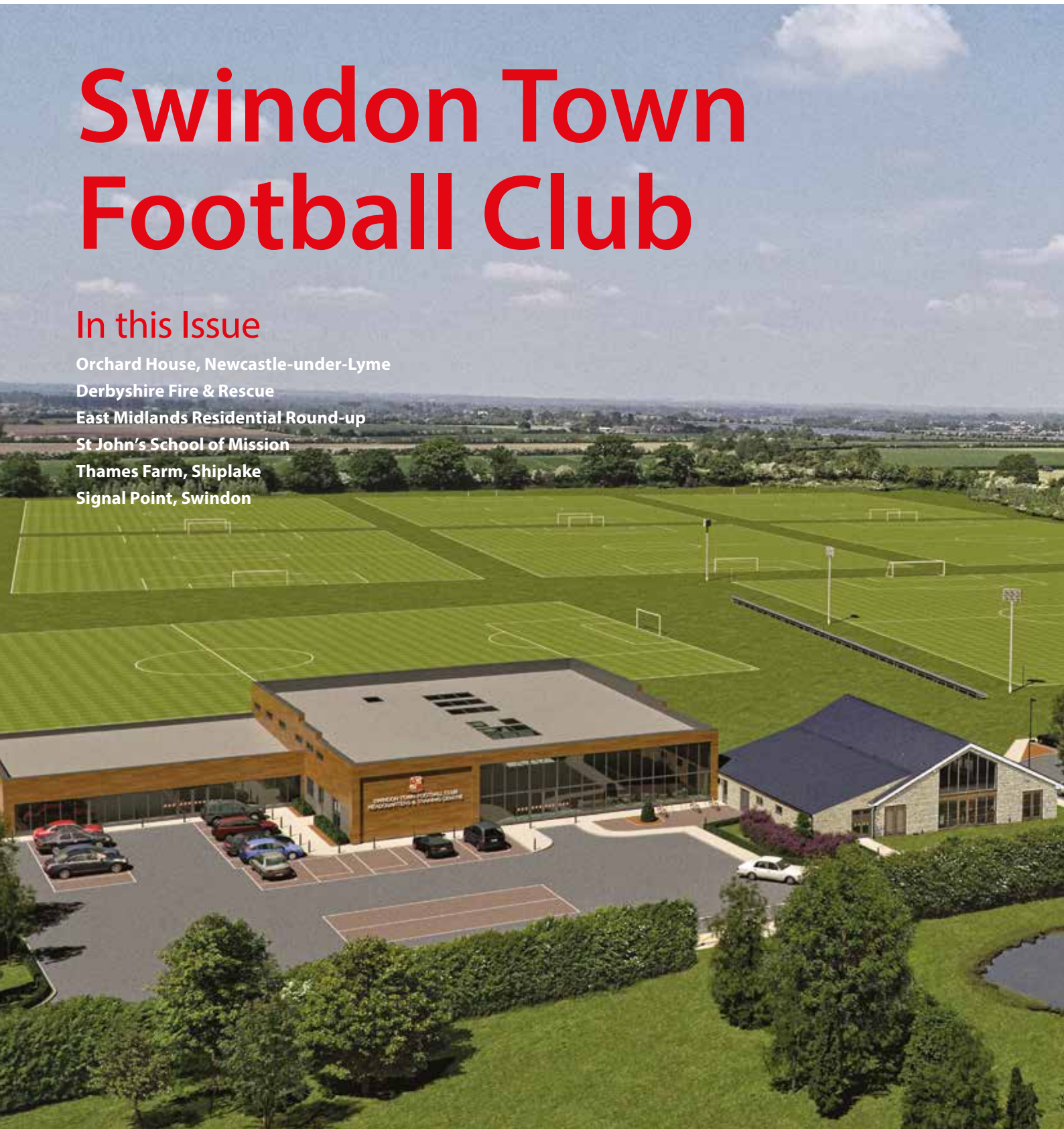
# Review

THE DPDS CONSULTING GROUP NEWSLETTER | ISSUE 47

# Swindon Town Football Club

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# Orchard House

Newcastle-under-Lyme

DPDS were appointed by a community drug and alcohol abuse rehabilitation service to advise on development options and subsequently obtained outline planning permission for residential development on a site surplus to their requirements.

The site comprised two empty buildings, one dating from the 1960's and a Victorian era lodge. Whilst not listed, the lodge represents an important building in the locality and its location on the site frontage means it makes an important contribution to the local street scene.

Following detailed site survey work, a scheme was designed for the demolition of the 1960's building, the conversion of the lodge to 4 flats and the construction of up to 20 dwellings across the remainder of the site.

The site was granted planning permission at Planning Committee in line with the Case Officer's recommendation.

**Services provided by DPDS Consulting:**  
 Planning, Masterplanning, S106 Negotiation, Project Management



# Derbyshire Fire & Rescue

Joint Training Centre

DPDS's successful relationship with Derbyshire Fire & Rescue continued following the decision by Amber Valley Borough Council to grant planning permission for a Joint Training Centre.

The centre, which is shared with Derbyshire Constabulary is located on land adjacent to their headquarters at Butterley Hall.

Officially opened in January 2018, facilities include training towers, a fire training house, a vehicle storage compound, offices and welfare amenities.

**Services provided by DPDS Consulting:**  
 Planning, Landscape Masterplanning, EIA Screening, Project Co-ordination

# East Midlands Residential Round-up

DPDS's Derby office has successfully secured planning permission recently for a number of dwellings for both private landowners and national housebuilders within the East Midlands.

These have included:

- 35 dwellings on the edge of Ashbourne, a market town in the Derbyshire Dales, on a site significantly constrained by a species rich grassland and the presence of UK priority butterfly species;
- 81 dwellings on the edge of the village of Blackfordby, won on Appeal;
- 14 dwellings on the edge of Hartshorne, a village in South Derbyshire following a planning committee refusal, against officer's recommendations;
- 8 dwellings on the edge of Crich, a Derbyshire Village in Amber Valley in the garden of a residential dwelling;
- A single dwelling within the built framework in a village close to Belper;
- 136 dwellings for a national housebuilder in Chellaston on the outskirts of Derby.

DPDS also provided planning advice in respect of a local housebuilder's proposals to demolish an existing dwelling and erect 2 dwellings within the centre the South Derbyshire village, Barrow-upon-Trent. The site was located within a Conservation Area and DPDS along with the appointed architect overcame officer's concerns in respect of overbearing, massing and amenity to gain Planning Committee approval.



Proposed residential development at Hartshorne, South Derbyshire

**Services provided by DPDS Consulting:**  
 Planning, Masterplanning, Landscape Architecture, S106 Negotiation, Stakeholder/Public Consultation





# Swindon Town Football Club

Working together with DPDS – a winning team

**DPDS Consulting has worked in partnership with STFC from the early 1980s. The most recent major project is the proposal to convert the former Twelve Oaks Golf Course at Highworth to a new training centre and headquarters for the Club.**

STFC has never had its own dedicated training facilities and has always therefore been obliged to make arrangements with other clubs and organisations for the use of their facilities for training. When the former Twelve Oaks Golf Club closed, the Chairman, Lee Power, stepped in with an offer to buy the facility with a view to using it for training purposes. Initially the intention was to create some new training pitches on the former golf club driving range and to use the changing facilities within the golf club after a limited refurbishment programme. However, advised by DPDS the Club plans to create a state of the art training facility which will provide the Club with its own dedicated modern facilities as well as providing the opportunity for a new headquarters base.

The initial proposals provide for a further 8 new grass training pitches along with an all-weather 3G floodlit pitch on the eastern part of the former golf course. The new former golf clubhouse

is to be retained, but the existing former barn buildings which provided storage facilities and changing facilities will be replaced with a new purpose built training centre and headquarters offices with the former clubhouse being retained to provide a players restaurant and club room. New car parking areas and servicing facilities will also be provided.

The new training centre will provide the base for relocating both full and part time staff from the County Ground offices and also provide the first team, reserve team and apprentices with a full range of training facilities. The new facilities will include a gymnasium, where working with technology will be the key to fitness levels of the team, treatment rooms, changing rooms and also study areas for the academy players. The first floor of the new building will be primarily dedicated to the Club's office activities with a tactics room overlooking the new training pitches.



**SOUTH ELEVATION**

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**NORTH ELEVATION**

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Former Manchester United, Crystal Palace, Queens Park Rangers and Swindon Town goalkeeper, Fraser Digby, has worked closely with DPDS throughout the project to provide advice on the design of the new facilities. Fraser was the first team goalkeeper for STFC between 1986 and 1998 and played for the Club in the Premier League season of 1993-1994.

The new facilities have been the subject of extensive dialogue with the local Highworth community. Several meetings were held by the DPDS team with Highworth Town Council, culminating in a consultation event and public exhibition in June 2018 to display plans of the new facility and to discuss these with local people. The all-weather 3G floodlit pitch will also be available for use by the local community and football clubs in Highworth.

Development of the new proposals has been based on extensive survey work including detailed ecological surveys of the entire site in order to ensure that nature conservation interests are not harmed. The design of the new training centre makes provision for extensive areas for new landscaping and the provision of dedicated areas for nature conservation. The proposals will also involve the creation of an improved vehicular access from Lechlade Road, which will include provision of a right turning lane for southbound traffic.

Part of the former golf club site has been identified as a site for 18 residential units, having been previously granted planning permission for 18 holiday lodges. This element of the proposal will provide an essential funding mechanism to assist in development of the new facilities.

The Club's entrepreneurial approach will provide a new leisure focussed use of the former golf club site but will also provide the market town of Highworth with a valuable source of inward investment. The creation of further jobs in the town is likely to boost footfall in the High Street and feedback from the consultation exercise that took place in June has been very

positive, with many residents and business people excited about the benefits the scheme will bring to the town.

Fraser Digby commented "This is a fabulous opportunity for the club; we have never had our own dedicated training centre and this will be a massive step forward, particularly for the development of the academy and younger players."

Further details of the training centre will be made available in the near future following further consultation with Highworth Town Council, the local community and key stakeholders, leading to a formal planning application later in 2018.

**Services provided by DPDS Consulting:**  
Planning, Masterplanning, Architecture, Project Co-ordination

*"The investment in a new and sophisticated training ground will provide facilities that will be of huge benefit not only to the football club but also to the local community. The new facilities at Twelve Oaks will be a great asset to Highworth."*

*Following the consultation in June he added "We are working closely with the local community and this means that we will only develop our proposals after further consultation with local people and organisations over the next few weeks. We want this all weather 3G pitch to be of benefit to the local clubs as well as STFC."*

**Lee Power, Swindon Town Chairman**





# St John's School of Mission

St John's College, Bramcote

**DPDS have successfully secured planning permission and Listed Building Consent for the redevelopment of St John's School of Mission Bramcote Campus. The proposals comprise 25 houses and 15 flats along with the refurbishment of the existing college buildings including the Grade II listed building 'The Grove'.**

The proposals will secure the future of the college and the refurbishment of the existing buildings will bring new, quality teaching and lecturing spaces providing up to date facilities, refurbished offices and facilities to meet the needs of students and staff.

Despite strong objections from Historic England the Council's Conservation Officer concluded that the harm to the heritage assets would be less than substantial and that the relationship between the grounds and the listed building would continue to be legible.

The proposed residential development went through a detailed and sensitive design process in order to find the 'optimum solution' for development on this site. Due to the impact on the setting of the listed building and location within the Bramcote Conservation Area, the design was 'heritage led' with the dwellings designed to a high architectural standard, adopting a modern innovative style which respects both the historic environment and the character and appearance of the Bramcote Conservation Area.

Overall, whilst the development would be contrary to the development plan the public benefits of the scheme were considered to be significant and outweigh the harm, specifically the provision of additional housing and public access to a currently private open space.

**Services provided by DPDS Consulting:**  
 Planning, Conservation, Stakeholder/Public Consultation, Project Co-ordination

# Thames Farm, Shiplake

South Oxfordshire

**It took 5 applications, two public Inquiries, three appearances in the High Court and twice in the Court of Appeal for DPDS and their clients to achieve a landmark victory in achieving planning permission at a site in Shiplake, near Henley-on-Thames.**

The 95 dwelling with additional barn conversion, associated public open space and landscaping application encountered strong tactical local opposition and even led a debate in Government about the role of Neighbourhood planning.

DPDS maintained throughout the process that the Local Authority could not demonstrate an adequate five-year housing land supply across the market area and that the site was sustainable.

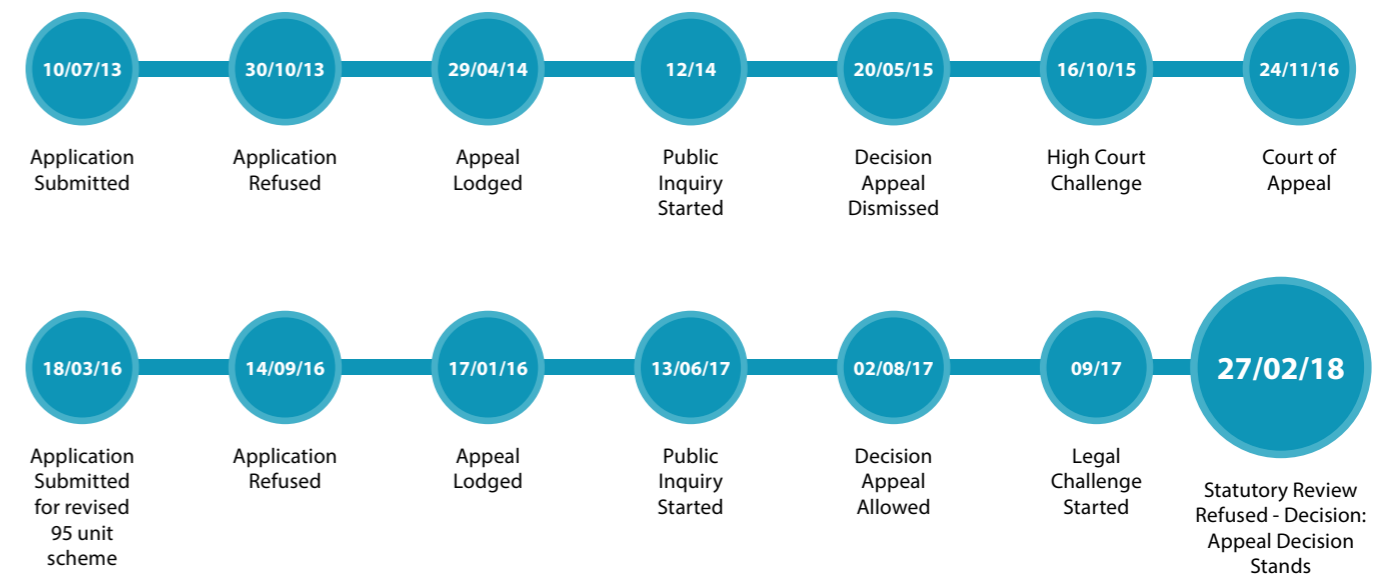
DPDS's strength in achieving this decision lies with their strong understanding of the housing land supply situation – not only in South Oxfordshire but nationwide.

More information on this significant decision can be found on our website at [dpds.co.uk](http://dpds.co.uk)



**Services provided by DPDS Consulting:**  
 Planning, Masterplanning, Landscape Architecture, Housing Land Supply, Stakeholder/Public Consultation, Project Co-ordination

See our timeline below:



# Signal Point, Swindon

## Exciting Refurbishment Plans at Swindon Station

Signal Point is a key gateway to Swindon Town centre. Currently, it provides a poor first impression to visitors using the rail station but this situation is set to change.

It is a very prominent building with the majority of it being unoccupied for a number of years sadly leaving it looking unkempt and not a fair representation of its surroundings; to the one side of the tracks is Swindon town centre and to the other side, the very discreet government research councils, collectively known as Innovate UK.

DPDS prepared detailed plans for the refurbishment of the building. Working closely with our clients to advise on materials and budgets, the dated current brown profiled cladding will be replaced with a non-combustible vertical lined Bronze metallic panels. A new, triple height glazed main entrance and reception area is planned and the existing canopy will be replaced by a more elegant and modern one. In addition, windows will be replaced with higher quality, modern double glazed units.

These plans will create a great environment to provide flexible serviced offices for entrepreneurs, and with planning permission now granted, it is our client's intentions to have the refurbishment work well underway by September 2019.

With the electrification of the rail line planned for October, reducing train time to London Paddington to 50 minutes and Reading to 25 minutes, this really will be a prime location for business. In addition to the electrification, Reading will soon offer Crossrail which will bring the City of London and Docklands even closer in journey time, making commuting a more seamless experience.

The refurbishment of Signal Point will transform it once again into a modern looking office building, greatly enhancing the Station Gateway area.

**Services provided by DPDS Consulting:**  
Planning, Architecture



South East Elevation



North West Elevation

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